



Financial Report Package

August 2023

Prepared for

**OXFORD/CAMBRIDGE HOMEOWNERS
ASSOCIATION, INC**

Superior Association Management, LLC



Balance Sheet - Operating

OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC

End Date: 08/31/2023

Date: 9/8/2023

Time: 10:57 am

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Assets

Assets

10-1000-00 Operating - SouthState	\$93,117.16	
10-1020-00 Reserve - SouthState	162,179.45	
Total Assets:		<u>\$255,296.61</u>

Accounts Receivable

12-1270-00 Accounts Receivable	28,751.00	
Total Accounts Receivable:		<u>\$28,751.00</u>

Total Assets:

\$284,047.61

Liabilities & Equity

Liabilities

20-2070-00 Prepaid Dues	6,597.00	
Total Liabilities:		<u>\$6,597.00</u>

Earnings

29-2900-00 Retained Earnings	184,176.17	
Total Earnings:		<u>\$184,176.17</u>

Total Earnings:

Net Income Gain / Loss	93,274.44	
		<u>\$93,274.44</u>

Total Liabilities & Equity:

\$284,047.61



Income Statement Summary - Operating
OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 Fiscal Period: August 2023

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
Income													
3010-00 Homeowner Assessment	\$133,650.00	\$-	\$-	\$-	\$-	\$-	\$133,650.00	\$-	\$-	\$-	\$-	\$-	\$267,300.00
3085-00 NSF Fees	-	-	-	-	-	-	-	35.00	-	-	-	-	35.00
3090-00 Fine Income	1,225.00	775.00	-	1,475.00	(225.00)	-	(1,452.50)	-	-	-	-	-	1,797.50
3100-00 Late Fee Income	60.00	1,220.00	460.00	240.00	(320.00)	(160.00)	100.00	1,100.00	-	-	-	-	2,700.00
3140-00 Clubhouse Rental	100.00	700.00	400.00	-	200.00	100.00	200.00	425.00	-	-	-	-	2,125.00
3160-00 Pool Key Income	-	-	10.00	40.00	100.00	220.00	120.00	80.00	-	-	-	-	570.00
3310-00 Interest Income	14.02	12.39	55.39	49.92	58.71	53.35	343.58	344.40	-	-	-	-	931.76
Total Income	135,049.02	2,707.39	925.39	1,804.92	(186.29)	213.35	132,961.08	1,984.40	-	-	-	-	275,459.26
Total OPERATING INCOME	135,049.02	2,707.39	925.39	1,804.92	(186.29)	213.35	132,961.08	1,984.40	-	-	-	-	275,459.26
OPERATING EXPENSE													
Contract													
5010-00 Del Fee Split	285.00	300.00	420.00	273.75	356.25	120.00	135.00	270.00	-	-	-	-	2,160.00
5040-00 Fine Collect Expense	207.50	95.00	56.75	-	133.00	156.25	(26.87)	82.50	-	-	-	-	704.13
5100-00 Admin Services	421.00	136.00	186.00	41.00	136.00	136.00	41.00	41.00	-	-	-	-	1,138.00
5110-00 Admin Supplies	532.53	42.44	72.14	78.76	402.60	41.53	453.50	57.20	-	-	-	-	1,680.70
5170-00 Postage	240.60	18.27	69.93	78.12	302.40	40.95	283.50	60.72	-	-	-	-	1,094.49
5180-00 Social Expense	2,264.99	-	-	-	-	-	973.77	-	-	-	-	-	3,238.76
5190-00 Violation Letters	16.00	192.00	392.00	800.00	544.00	432.00	632.00	648.00	-	-	-	-	3,656.00
5200-00 Website	32.17	32.17	32.17	32.17	32.17	32.17	32.17	32.17	-	-	-	-	257.36
Total Contract	3,999.79	815.88	1,228.99	1,303.80	1,906.42	958.90	2,524.07	1,191.59	-	-	-	-	13,929.44
Landscape													
5300-00 Landscape Contract	2,394.75	2,394.75	2,394.75	2,394.75	-	-	7,543.50	2,514.50	-	-	-	-	19,637.00
5310-00 Ground Maintenance	-	3,475.00	850.00	190.89	650.00	2,205.00	7,003.30	-	-	-	-	-	14,374.19
5330-00 Irrigation	-	-	-	-	-	4,740.45	-	-	-	-	-	-	4,740.45
Maintenance													
5370-00 Sign Maintenance	-	-	-	-	1,960.43	-	128.70	-	-	-	-	-	2,089.13
Total Landscape	2,394.75	5,869.75	3,244.75	2,585.64	2,610.43	6,945.45	14,675.50	2,514.50	-	-	-	-	40,840.77
Building/Maintenance													
5420-00 Exterminating	160.00	-	80.00	80.00	160.00	-	80.00	80.00	-	-	-	-	640.00
5460-00 Plumbing	-	-	-	1,197.32	-	-	-	-	-	-	-	-	1,197.32
Total Building/Maintenance	160.00	-	80.00	1,277.32	160.00	-	80.00	80.00	-	-	-	-	1,837.32
Pool													
5600-00 Pool Mgmt Contract	1,952.92	4,291.93	3,879.73	7,811.65	7,811.65	7,811.65	3,905.83	1,952.92	-	-	-	-	39,418.28
5610-00 Pool Maintenance	12,955.80	13,176.67	152.85	1,389.64	402.19	-	-	-	-	-	-	-	28,077.15
5630-00 Pool Equipment	-	-	-	-	-	91.89	-	-	-	-	-	-	91.89
5635-00 Pool Key Fob	75.08	75.08	75.08	75.08	75.08	75.08	75.08	75.08	-	-	-	-	600.64
Total Pool	14,983.80	17,543.68	4,107.66	9,276.37	8,288.92	7,978.62	3,980.91	2,028.00	-	-	-	-	68,187.96



Income Statement Summary - Operating
 OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 Fiscal Period: August 2023

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Recreational													
5700-00 Clubhouse Expense	\$-	\$-	\$-	\$-	\$4,632.11	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$4,632.11
5710-00 Clubhouse Cleaning	77.61	350.00	250.00	136.90	200.00	384.00	409.00	334.00	-	-	-	-	2,141.51
Total Recreational	77.61	350.00	250.00	136.90	4,832.11	384.00	409.00	334.00	-	-	-	-	6,773.62
Utilities													
6000-00 Electric 220 Utilities	668.85	769.66	738.46	737.44	814.89	837.46	927.63	996.63	-	-	-	-	6,491.02
6010-00 Gas 220 Utilities	142.70	142.66	66.81	34.20	27.88	26.63	27.75	27.75	-	-	-	-	496.38
6020-00 Phone/Internet 220 Utilities	336.96	96.29	610.63	369.21	426.98	396.42	396.31	407.26	-	-	-	-	3,040.06
6040-00 Water	305.07	262.11	370.23	240.55	270.47	329.83	2,164.02	3,931.97	-	-	-	-	7,874.25
Total Utilities	1,453.58	1,270.72	1,786.13	1,381.40	1,540.22	1,590.34	3,515.71	5,363.61	-	-	-	-	17,901.71
Administrative													
6200-00 Management Fees	1,822.50	1,822.50	1,822.50	1,822.50	1,822.50	1,822.50	1,822.50	1,822.50	-	-	-	-	14,580.00
6220-00 CPA Fees 230 Prof Fees	-	300.00	-	-	-	-	-	-	-	-	-	-	300.00
6240-00 Legal Fees 230 Prof Fees	4,912.50	1,525.00	2,640.00	120.00	235.00	580.00	1,862.00	1,059.50	-	-	-	-	12,934.00
6280-00 Other Professional Fees	-	4,900.00	-	-	-	-	-	-	-	-	-	-	4,900.00
Total Administrative	6,735.00	8,547.50	4,462.50	1,942.50	2,057.50	2,402.50	3,684.50	2,882.00	-	-	-	-	32,714.00
Total OPERATING EXPENSE	29,804.53	34,397.53	15,160.03	17,903.93	21,395.60	20,259.81	28,869.69	14,393.70	-	-	-	-	182,184.82
Net Income	105,244.49	(31,690.14)	(14,234.64)	(16,099.01)	(21,581.89)	(20,046.46)	104,091.39	(12,409.30)	-	-	-	-	93,274.44



Income Statement - Operating
 OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION, INC
 08/31/2023

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Description	Current Period				Year-to-date				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
OPERATING INCOME									
Income									
3010-00 Homeowner Assessment	\$-	\$-	\$-	0.00 %	\$267,300.00	\$267,300.00	\$-	0.00 %	\$267,300.00
3085-00 NSF Fees	35.00	-	35.00	0.00 %	35.00	-	35.00	0.00 %	-
3090-00 Fine Income	-	-	-	0.00 %	1,797.50	-	1,797.50	0.00 %	-
3100-00 Late Fee Income	1,100.00	-	1,100.00	0.00 %	2,700.00	-	2,700.00	0.00 %	-
3140-00 Clubhouse Rental	425.00	166.67	258.33	154.99 %	2,125.00	1,333.36	791.64	59.37 %	2,000.00
3160-00 Pool Key Income	80.00	-	80.00	0.00 %	570.00	-	570.00	0.00 %	-
3310-00 Interest Income	344.40	1.67	342.73	20522.75 %	931.76	13.36	918.40	6874.25 %	20.00
Total Income	\$1,984.40	\$168.34	\$1,816.06	1,078.80%	\$275,459.26	\$268,646.72	\$6,812.54	2.54 %	\$269,320.00
Total OPERATING INCOME	\$1,984.40	\$168.34	\$1,816.06	1,078.80%	\$275,459.26	\$268,646.72	\$6,812.54	2.54 %	\$269,320.00
OPERATING EXPENSE									
Contract									
5010-00 Del Fee Split	270.00	-	(270.00)	0.00 %	2,160.00	-	(2,160.00)	0.00 %	-
5040-00 Fine Collect Expense	82.50	-	(82.50)	0.00 %	704.13	-	(704.13)	0.00 %	-
5100-00 Admin Services	41.00	25.00	(16.00)	(64.00)%	1,138.00	200.00	(938.00)	(469.00)%	300.00
5110-00 Admin Supplies	57.20	250.00	192.80	77.12 %	1,680.70	2,000.00	319.30	15.97 %	3,000.00
5170-00 Postage	60.72	133.33	72.61	54.46 %	1,094.49	1,066.64	(27.85)	(2.61)%	1,600.00
5180-00 Social Expense	-	625.00	625.00	100.00 %	3,238.76	5,000.00	1,761.24	35.22 %	7,500.00
5190-00 Violation Letters	648.00	666.67	18.67	2.80 %	3,656.00	5,333.36	1,677.36	31.45 %	8,000.00
5200-00 Website	32.17	30.00	(2.17)	(7.23)%	257.36	240.00	(17.36)	(7.23)%	360.00
5220-00 Miscellaneous Expense	-	25.00	25.00	100.00 %	-	200.00	200.00	100.00 %	300.00
Total Contract	\$1,191.59	\$1,755.00	\$563.41	32.10%	\$13,929.44	\$14,040.00	\$110.56	0.79 %	\$21,060.00
Landscape									
5300-00 Landscape Contract	2,514.50	2,500.00	(14.50)	(0.58)%	19,637.00	20,000.00	363.00	1.82 %	30,000.00
5305-00 Landscape Committee	-	250.00	250.00	100.00 %	-	2,000.00	2,000.00	100.00 %	3,000.00
5310-00 Ground Maintenance	-	1,083.33	1,083.33	100.00 %	14,374.19	8,666.64	(5,707.55)	(65.86)%	13,000.00
5330-00 Irrigation Maintenance	-	166.67	166.67	100.00 %	4,740.45	1,333.36	(3,407.09)	(255.53)%	2,000.00
5360-00 Security Services	-	166.67	166.67	100.00 %	-	1,333.36	1,333.36	100.00 %	2,000.00
5370-00 Sign Maintenance	-	125.00	125.00	100.00 %	2,089.13	1,000.00	(1,089.13)	(108.91)%	1,500.00
Total Landscape	\$2,514.50	\$4,291.67	\$1,777.17	41.41%	\$40,840.77	\$34,333.36	(\$6,507.41)	(18.95)%	\$51,500.00
Building/Maintenance									
5400-00 Bldg Maintenance	-	83.33	83.33	100.00 %	-	666.64	666.64	100.00 %	1,000.00
5420-00 Exterminating	80.00	191.67	111.67	58.26 %	640.00	1,533.36	893.36	58.26 %	2,300.00
5460-00 Plumbing Maintenance	-	-	-	0.00 %	1,197.32	-	(1,197.32)	0.00 %	-
Total Building/Maintenance	\$80.00	\$275.00	\$195.00	70.91%	\$1,837.32	\$2,200.00	\$362.68	16.49 %	\$3,300.00



Income Statement - Operating
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Description	Current Period				Year-to-date				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Pool									
5600-00 Pool Mgmt Contract	\$1,952.92	\$3,208.33	\$1,255.41	39.13 %	\$39,418.28	\$25,666.64	(\$13,751.64)	(53.58)%	\$38,500.00
5610-00 Pool Maintenance	-	375.00	375.00	100.00 %	28,077.15	3,000.00	(25,077.15)	(835.91)%	4,500.00
5630-00 Pool Equipment	-	208.33	208.33	100.00 %	91.89	1,666.64	1,574.75	94.49 %	2,500.00
5635-00 Pool Key Fob	75.08	66.67	(8.41)	(12.61)%	600.64	533.36	(67.28)	(12.61)%	800.00
Total Pool	\$2,028.00	\$3,858.33	\$1,830.33	47.44%	\$68,187.96	\$30,866.64	(\$37,321.32)	(120.91)%	\$46,300.00
Recreational									
5700-00 Clubhouse Expense	-	291.67	291.67	100.00 %	4,632.11	2,333.36	(2,298.75)	(98.52)%	3,500.00
5710-00 Clubhouse Cleaning	334.00	583.33	249.33	42.74 %	2,141.51	4,666.64	2,525.13	54.11 %	7,000.00
5900-00 Recreation Maintenance	-	41.67	41.67	100.00 %	-	333.36	333.36	100.00 %	500.00
Total Recreational	\$334.00	\$916.67	\$582.67	63.56%	\$6,773.62	\$7,333.36	\$559.74	7.63 %	\$11,000.00
Utilities									
6000-00 Electric 220 Utilities	996.63	791.67	(204.96)	(25.89)%	6,491.02	6,333.36	(157.66)	(2.49)%	9,500.00
6010-00 Gas 220 Utilities	27.75	45.00	17.25	38.33 %	496.38	360.00	(136.38)	(37.88)%	540.00
6020-00 Phone/Internet 220 Utilities	407.26	216.67	(190.59)	(87.96)%	3,040.06	1,733.36	(1,306.70)	(75.39)%	2,600.00
6040-00 Water	3,931.97	833.33	(3,098.64)	(371.84)%	7,874.25	6,666.64	(1,207.61)	(18.11)%	10,000.00
Total Utilities	\$5,363.61	\$1,886.67	(\$3,476.94)	(184.29)%	\$17,901.71	\$15,093.36	(\$2,808.35)	(18.61)%	\$22,640.00
Administrative									
6200-00 Management Fees	1,822.50	1,923.75	101.25	5.26 %	14,580.00	15,390.00	810.00	5.26 %	23,085.00
6220-00 CPA Fees 230 Prof Fees	-	-	-	0.00 %	300.00	350.00	50.00	14.29 %	350.00
6230-00 Insurance - Corp 230 Prof Fees	-	-	-	0.00 %	-	-	-	0.00 %	4,030.00
6240-00 Legal Fees 230 Prof Fees	1,059.50	166.67	(892.83)	(535.69)%	12,934.00	1,333.36	(11,600.64)	(870.03)%	2,000.00
6280-00 Other Professional Fees	-	-	-	0.00 %	4,900.00	-	(4,900.00)	0.00 %	-
Total Administrative	\$2,882.00	\$2,090.42	(\$791.58)	(37.87)%	\$32,714.00	\$17,073.36	(\$15,640.64)	(91.61)%	\$29,465.00
Total OPERATING EXPENSE	\$14,393.70	\$15,073.76	\$680.06	4.51%	\$182,184.82	\$120,940.08	(\$61,244.74)	(50.64)%	\$185,265.00
Net Income:	(\$12,409.30)	(\$14,905.42)	\$2,496.12	(16.75)%	\$93,274.44	\$147,706.64	(\$54,432.20)	(36.85)%	\$84,055.00